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| ~~Steve~~THIS INSTRUMENT PREPARED BY<br>Solomon Parks Title & Escrow, LLC<br>8119 Isabella Lane, Suite 105<br>Brentwood, TN 37027 | BILL GARRETT, Davidson County<br>Trans:T20150013833 DEEDWARRSP<br>Recvd: 02/25/15 14:05 2 pgs<br>Fees:13.00 Taxes:636.40<br>20150225-0016249 |
| SPECIAL WARRANTY DEED<br>CASE # 483-389967 | |

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Michael Dean Underwood** | **Guaranty Trust Company** | **073-10-0-030.00** |
| **2516 McGinnis Drive** | **3500 Parkway Lane, Ste. 415** | |
| **Nashville, Tennessee 37216** | **Norcross, GA 30092** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Secretary of Housing & Urban Development - ATL HOC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Michael Dean Underwood, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret C. Grundon, unmarried by Warranty deed from Anna M. Wolf AKA Anna M. Perkins and husband, Brian Wolf of record in Instrument No. 20080624-0064858 Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on June 24, 2008.

Being the same property conveyed to Lakeview Loan Servicing, LLC by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20140331-0026221 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

Being the same property conveyed to The Secretary of Housing and Urban Development by Special Warranty deed from Lakeview Loan Servicing, LLC of record in Instrument No. 20141216-0115068 Register's Office for Davidson County, Tennessee, dated November 6, 2014 and recorded on December 16, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

This conveyance is subject to subject to all matters shown on the Plan of record in Plat Book 4860, Page 112, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5039, Page 359, Book 5138, Page 645, Book 5311, Page 345 and Book 5910, Page 336, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2516 MCGINNIS DRIVE, NASHVILLE, TN 37216.

**TO HAVE AND TO HOLD**, the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

**Grantor** further covenants that the Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the

title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

**In Witness Whereof** the undersigned has set his/her hand and seal as principal and/or officer of **Ofori & Associates, PC,** Asset Manager of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 4837-D-57 (July 25, 2005).

Signed, sealed and delivered in the Presence of:

_____

_____

**The Secretary of Housing and Urban Development of** Washington, D.C., and/or his/her successors and/or assigns
By: **Ofori & Associates, PC**

By: Jennifer Lee

Its Authorized Signatory

**STATE OF GEORGIA**
**COUNTY OF Fulton**

On the 20 day of Feb., 2015, before me the undersigned Notary Public of the State and County aforesaid, appeared Jennifer Lee with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be an authorized signatory of **Ofori & Associates, PC** said company being an authorized signatory for the Secretary of **Housing and Urban Development,** the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the professional corporation by himself/herself as an authorized signatory and for said professional corporation on behalf of the **Secretary of Housing and Urban Development.**

My Commission Expires: 3/14/17 Terri V James Notary Public

TERRI V JAMES MY COMMISSION EXPIRES MAR 14 2017 DEKALB CO., GEORGIA NOTARY PUBLIC

State of **Tennessee**
County of **Rutherford**

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $172,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of February, 2015.

My Commission Expires: 10/2/17

(Seal)

Notary Public

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

CASE#483-472279
File #: 7015006
**RECORD & RETURN TO:**
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027